



# MILE



## Holland Road, Kensal Heights NW10

OIEO £415,000 Leasehold

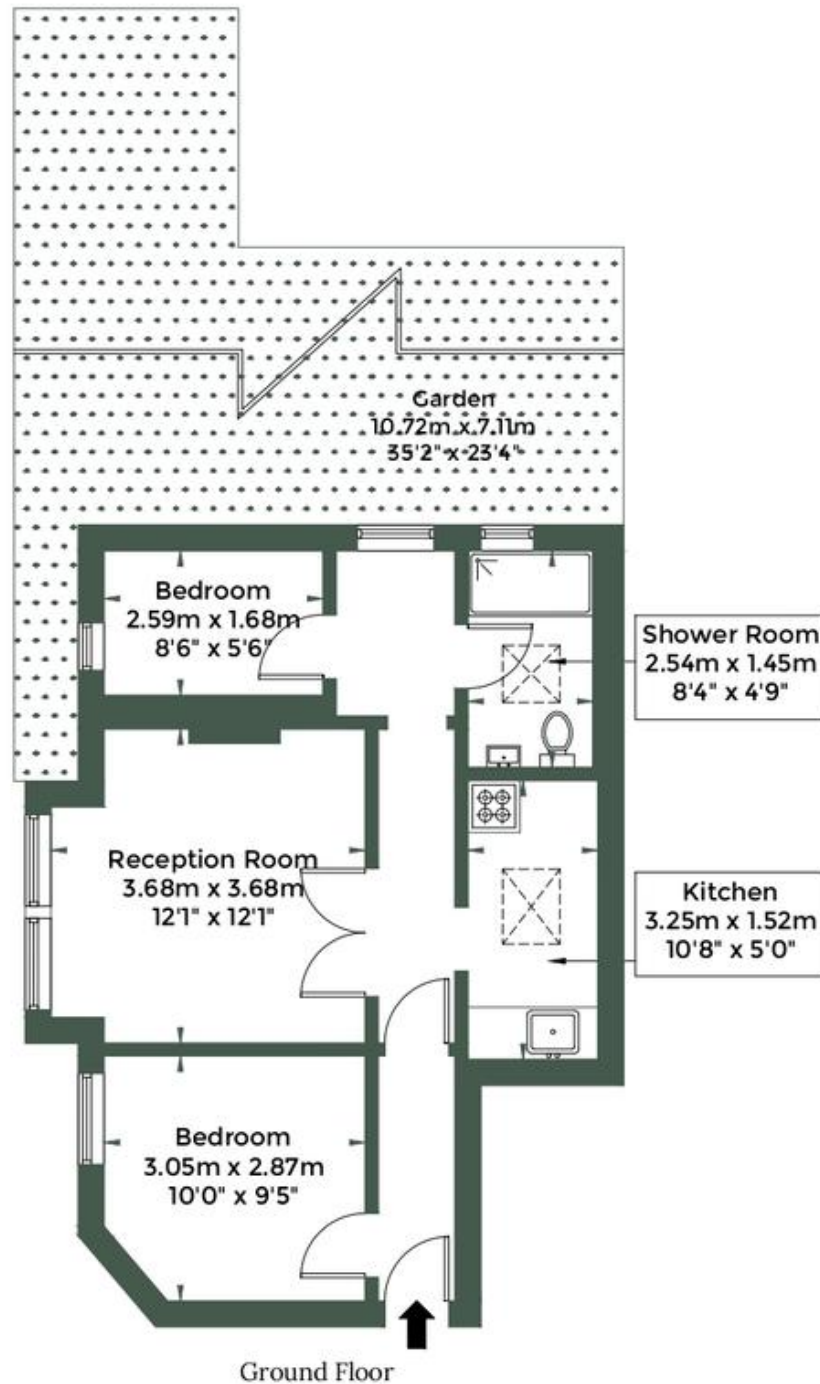
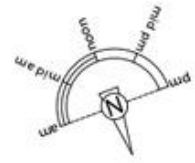
### \*Development Opportunity\*

Presenting a rare gem: a charming two-bedroom garden apartment nestled on the ground floor of an exceptional period conversion. Boasting a private garden and a lengthy lease, this property offers a unique opportunity to create your dream home. Although in need of modernization, this apartment presents endless potential. With planning permission previously granted to expand and enhance the living space and extend into the garden, the possibilities are boundless. The property also benefits from its own driveway entrance with a spacious garage/outer building. Sold chain-free, this is an enticing prospect for those seeking a blank canvas to design and personalize their ideal living environment. Don't miss out on this fantastic opportunity to transform this property into a stunning contemporary haven, tailored to your exact specifications.

- **Development Opportunity STPP**
- **Garden apartment**
- **Modernisation beneficial**
- **Private garden**
- **Planning permission previously granted**
- **Unique period conversion**
- **Great location**
- **Long lease**
- **Chain Free**
- **Close to shops and restaurants**

# Holland Road, NW10 5AY

Approx Gross Internal Area = 47 sq.m / 505 sq.ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.